

## WARRANTY DEED

NO TRANSFER  
TAX PAID

006682

KNOW ALL MEN BY THESE PRESENTS, that THEODORE R. TIBBETTS and IRENE W.

TIBBETTS, Grantors, of 24 Fairview Avenue, Augusta, County of Kennebec, State of Maine, in consideration of One Dollar and other valuable consideration paid by THEODORE R. TIBBETTS and IRENE W. TIBBETTS, Trustees, of the TIBBETTS FAMILY TRUST, dated February 27, 1997, Grantees, of Augusta, County of Kennebec, State of Maine, the receipt whereof they do acknowledge, do hereby give, grant, bargain, sell and convey, with Warranty Covenants, unto the said THEODORE R. TIBBETTS and IRENE W. TIBBETTS, Trustees, of the TIBBETTS FAMILY TRUST, its successors and assigns forever;

Parcel One: An undivided one-half ( $\frac{1}{2}$ ) interest in the land in Waterville, Kennebec County and State of Maine bounded and described as follows, to wit:

Beginning at a point in the Easterly line of College Avenue where said Easterly line of College Avenue intersects the Northerly line of Collins Street and thence extending Easterly One hundred twenty-seven (127) feet along the Northerly line of said Collins Street to the corner of Lot No. 112; thence in a Northerly direction along the Westerly line of Lot No. 112 to a point marked by an iron pin to be set in the ground; thence in a Westerly direction in a line parallel to the Southerly line of land of Maurice Weymouth to a point in the Easterly line of said College Avenue, which point is One hundred twenty (120) feet Northerly from the point of beginning; thence Southerly along said Easterly line of said College Avenue One hundred twenty (120) feet to the point of beginning.

Parcel Two: Another one-half ( $\frac{1}{2}$ ) interest in a certain lot or parcel of land situate on the Easterly side of College Avenue in said Waterville, bounded and described as follows, to-wit:

Beginning at a stone bound in the Easterly line of College Avenue at the intersection of the Easterly line of College Avenue and the South line of Campbell Street; thence Easterly at right angles to College Avenue along the Southerly line of Campbell Street One hundred feet (100) to an iron pin; thence Southerly at right angles to the first described line and the Southerly line of Campbell Street One hundred five and twenty-five hundredths (105.25) feet to an iron pin in the North line of the old Bacon-Seavey lots; thence Westerly along a fence marking the Northerly line of the Bacon-Seavey lots Thirty-seven and five-hundredths (37.05) feet to an iron pin in the same line; thence Westerly Sixty-seven (67) feet to an iron pin in the Easterly line of College Avenue; thence Northerly along the said Easterly line of College Avenue One hundred twenty-five and thirty-three hundredths (125.33) feet to the point of beginning.

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Combined

Parcel Three: Another one-half ( $\frac{1}{2}$ ) interest in a certain lot or parcel of land situate on the Easterly side of College Avenue in said Waterville, bounded as follow, to wit:

Westerly by said College Avenue Twenty-four (24) feet; Northerly by the Southerly line of the above described parcel; Easterly by Lot No. 112 on Plan of Campbell Field and land of W.L. Emery; and Southerly by the Northerly line of Flora Hermonat.

Meaning and intending to convey the same premises acquired by a Warranty Deed of Flora Hermanot and William A. Hermonat dated July 16, 1980 and recorded in the Kennebec County Registry of Deeds in Book 2307, Page 75.

Parcel Four: The unit known and designated as Unit #8 in RIDGEWOOD WEST CONDOMINIUMS located in Waterville, County of Kennebec, State of Maine, as shown on the Condominium Plat by Melvin Beck, Professional Engineer, entitled "Ridgewood West Condominiums" and filed in the Kennebec County Registry of Deeds in Plan File #E-87232. Specific reference is made to the RIDGEWOOD WEST CONDOMINIUM Declaration under the Maine Condominium Act of the Revised Statutes of the State of Maine, which Declaration is dated December 3, 1987 and is recorded in said Registry of Deeds in Book 3280, Page 162, with Amendment to this Declaration dated March 4, 1988 and recorded in Book 3321, Page 187 and the same is incorporated by reference herein. The aforesaid Plat is Exhibit C to the Declaration. Plans of the Unit (and the other Units in the Condominium) are Exhibit D to the Declaration and are recorded in said Registry in Plan Files #E-87233 through #E-87236.

Any and all rights, easements, privileges and appurtenances belonging to the unit are hereby conveyed. This conveyance is subject to the terms, conditions, agreements, covenants, restrictions, obligations and easements contained or referred to in the above-referenced Declaration.

Meaning and intending to convey the same premises conveyed to Irene Wheeler Tibbetts from FSD Associates, Inc. by deed dated June 08, 1988 and recorded in the Kennebec County Registry of Deeds in Book 3363, Page 255.

Parcel Five: Certain lots or parcels of land located in Augusta, in Fairview Addition, so-called, a subdivision of house lots of certain premises conveyed to Elmer E. Newburt by Hiram L. Pishon, et als. by their Warranty Deed, dated March 11, 1932 and recorded in the Kennebec County Registry of Deeds in Book 681, Page 352, said lot being bounded and described as follows, to wit:

Lots numbered thirty-four (34), thirty-five (35) and thirty-six (36) on a Plan of Fairview Addition, Augusta, Maine, made by Henry F. Hill, C.E. 1915 and filed in said Registry.

This conveyance is made subject to the following restrictions:

No dwelling or other principal building shall at any time be placed on said lot costing less than THREE THOUSAND DOLLARS (\$3,000.00); and no building or erections thereon shall be used for commercial or industrial purposes at any time within five years from the date hereof, nor shall any building be moved upon said lot except with the written consent of the Grantors. All buildings shall be placed at least Fifteen (15) feet back from the front line of said lot, and no sod, earth, sand, gravel or trees shall be removed therefrom without the written consent of the Grantors, excepts for the purpose of building or making improvements on said lot.

Meaning and intending to convey the same premises conveyed by Theodore R. Tibbetts to Theodore R. Tibbetts and Irene Wheeler Tibbetts, dated February 03, 1992 and recorded in the Kennebec County Registry of Deeds in Book 4050, Page 307.

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IN WITNESS WHEREOF, THEODORE R. TIBBETTS and IRENE W. TIBBETTS, have hereunto set their hands and seals this 27th day of February, in the year of our Lord one thousand nine hundred and ninety-seven.

SIGNED, SEALED AND DELIVERED  
IN PRESENCE OF

Linda S. Small  
WITNESS

Theodore R. Tibbetts  
THEODORE R. TIBBETTS

Linda S. Small  
WITNESS

Irene W. Tibbetts  
IRENE W. TIBBETTS

STATE OF MAINE  
COUNTY OF KENNEBEC

Personally appeared, the above-named THEODORE R. TIBBETTS and IRENE W. TIBBETTS and acknowledged the above instrument to be their free act and deed. Dated this 27th day of February, 1997.

Before me,

Stanley E. Spraul  
Attorney-at-Law/Notary Public

Stanley E. Spraul  
Printed Name

RECEIVED KENNEBEC SS

97 APR -2 AM 10:30

ATTEST: Barbara Ruth Mann  
REGISTER OF DEEDS